WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Hannah Barker
FROM:	WSCC - Highways Authority
DATE:	21 August 2023
LOCATION:	2 The Driveway, Shoreham-By-Sea, BN43 5GG
SUBJECT:	AWDM/0838/23 Conversion of integral garage into therapy room for acupuncture and a proposed single storey rear/side extension with roof lights.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application is for the conversion of integral garage to therapy room for acupuncture. The site is located on The Driveway, an unclassified road subject to a speed restriction of 30 mph.

The proposed therapy room will operate four days per week, with an expected five clients per day. Considering the anticipated movements, the LHA does not anticipate that the proposed development would give rise to a significant material intensification of movements to or from the site.

An existing single-bay garage will be lost as part of the proposals. However, it is noted that the garage does not meet the minimum internal specifications for a single-bay garage as outlined in Manual for Streets (MfS). The garage is likely only large enough to accommodate a small car, and it is not unreasonable for the LHA to assume the garage may be being used for other purposes, such as storage. Therefore, no concerns are raised regarding potential loss of parking.

A driveway with provision for one car is to be retained, although client parking would likely have to be accommodated on-street. However, the therapy room will operate mostly outside of network peak times, where more on-street parking provision will be available. In addition, the site is sustainably located and well connected by public transport, and clients would not necessarily have to use a private car to visit the site. Nonetheless, the LPA are advised to consider the potential impacts on on-street parking from an amenity point of view.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services